

FOR SALE

Colonnade Area Land

3127 Blue Lake Drive, Birmingham, AL 35243



SHANNON WALTCHACK
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PROPERTY SUMMARY

Lot Size: 1.7 acres

Sale Price: \$18.00/SF

PROPERTY HIGHLIGHTS

- Lot for sale in the popular Colonnade/I-459/Highway 280 Corridor
- This corner lot has excellent visibility on Colonnade Parkway and Blue Lake Drive
- Perfect site for a retail or office development or hotel
- Located adjacent to the new Southern Company HQ
- Nearby developments include Grandview Medical Center, Patchwork Farms, Lifetime Fitness, Aspire Recovery Center and thousands of newly built apartment units
- Blue Lake Drive is a corridor between Colonnade Parkway and Cahaba River Road which has been rezoned commercial in recent years, with multiple garden office buildings

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

Len Shannon, CCIM
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1616 2nd Avenue South, Suite 100
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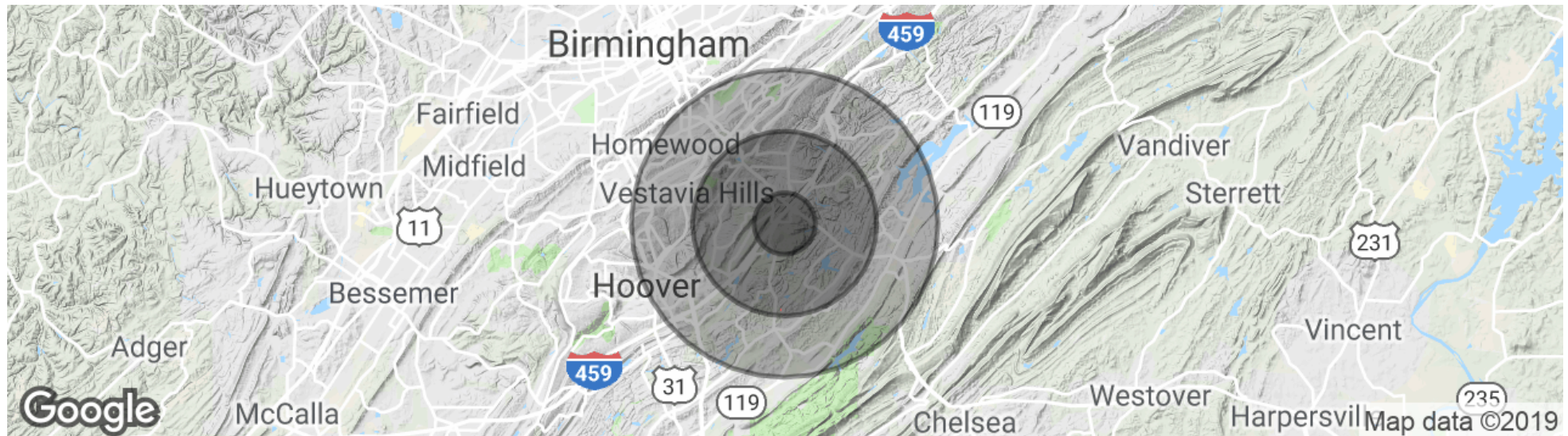
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POPULATION

	1 MILE	3 MILES	5 MILES
Median age	34.2	36.7	37.7
Median age (Male)	33.2	36.2	37.2
Median age (Female)	36.1	38.2	38.7
Daytime Population	9,019	28,964	96,490

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,863	17,901	46,812
# of persons per HH	2.3	2.3	2.4
Average HH income	\$109,011	\$105,506	\$114,247
Average house value	\$418,550	\$405,921	\$405,453

** Demographic data derived from 2010 US Census*

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Newly Developed Offices And Retail On Blue Lake Drive



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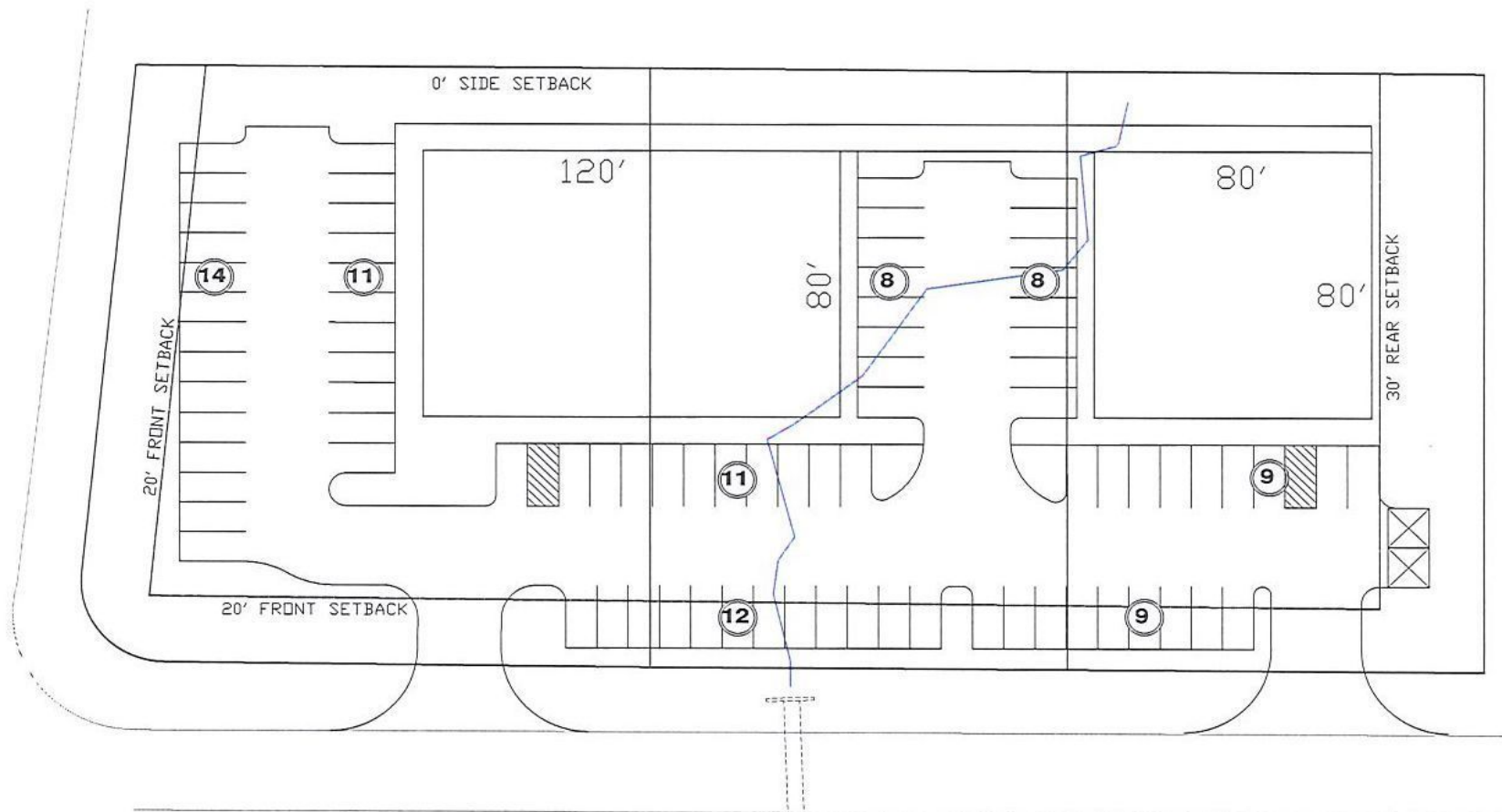
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Colonnade Area Land

Conceptual Site Layout 3



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